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**ZONING AND PLATTING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

CASE NUMBER: SPC-2012-0326C **ZAP COMMISSION DATE:** 4-02-2013

ADDRESS: 3160 E SH 71

PROJECT NAME: Austin Transition Center

WATERSHED: Colorado River (Urban)

LEGAL: Lot 3, Morgan Subdivision

AREA: 6.524 Acres

EXISTING ZONING: P, Public

PROPOSED USE: Transitional Housing

APPLICANT: Avalon Correctional Services, Inc.
13401 Railway Drive
Oklahoma City, OK (405) 752-8802

AGENT: Shaw Hamilton Consultants
6815 Thorncliff Drive
Austin, TX 78731
(512) 791-0778

NEIGHBORHOOD ORGANIZATION:

1258-Del Valle Community Coalition
511- Austin Neighborhood Council
1037- Homeless Neighborhood Association
786- Homebuilders Assn. Of Greater Austin
1200-Super Duper Neighborhood Objectors and Appealers Organization
1195-Imperial Valley Neighborhood Association
1005-Elroy Neighborhood Association
627-Onion Creek Homeowners Association

AREA STUDY: N/A

APPLICABLE WATERSHED ORDINANCE: Comprehensive

CAPITOL VIEW: Not in View Corridor

.SUMMARY STAFF RECOMMENDATION: Staff recommends approval of the conditional use permit. The site will comply with all requirements of the Land Development Code prior to its release.

ZAP COMMISSION ACTION: 4-2-2013

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CASE MANAGER: Lynda Courtney Telephone: 974-2810
Lynda.Courtney@ci.austin.tx.us

PROJECT INFORMATION:

EXIST. ZONING: P, Public

EXISTING & PROPOSED USE: Transitional Housing

LIMITS OF CONSTRUCTION: 3110 SF.

OVERALL SITE: 6.5 Acres

EXIST. BLDG. COVERAGE: 24105 SF

PROP. BLDG. CVR: 27215 SF

EXISTING IMPERV. CVRG.: 50%

PROPOSED IMP. CVR: 50%

EXISTING PARKING: 133

PROPOSED PARKING: 133

EXISTING & PROPOSED F.A.R.: .15:1

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
SH 71	appx. 130'	90' pavement	Highway

SUMMARY COMMENTS ON SITE PLAN:

Land Use Background: The applicant is requesting approval of a Conditional Use Permit for the construction of transitional housing. The proposed site encompasses an area greater than one acre in size. Sites in P-Public zoning require approval of a CUP as a requirement of Land Development Code section 25-2-625.

The Austin Transition Center site plan consists of one 40,675 square foot building with all the infrastructure, parking, landscaping, and detention and water quality ponds.

The existing detention (correctional) facility to which this transitional housing is added to the site plan is shown for location, but was constructed without City of Austin permits. This site plan shows the existing correctional facility, but this conditional use permit is only for the transitional housing, located to the north of the existing facility, and for the detention and water quality ponds, which are to the south of the existing correctional facility.

Transportation: Complies with all transportation requirements with regards to the Land Development Code.

Environmental: This site is located in the Colorado River watershed, categorized as Urban in classification.

SURROUNDING CONDITIONS:

Zoning/ Land use: P-Public, Cultural Services

North: I-RR, Car wash, then SH 71

East: I-RR, Correctional facility

South: ETJ

West: CS-CO

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CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: "The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

A conditional use site plan must:

1. **Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
2. **Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning district.
- 3.
4. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;** Staff response: This application is compatible with the requirements of the zoning district.
- 5.
6. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate and convenient off-street parking is provided in compliance with LDC standards and is already constructed for this site.
7. **Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed project does not contribute additionally to any of these adverse effects. This application has been reviewed for erosion and drainage controls, fire access, and meets or exceeds all code requirements.
8. ~~**For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed.**~~ Staff response: The proposed project is not in the East Austin Overlay. It is in the Downtown Neighborhood plan, which is underway.

A Conditional Use Site Plan May Not:

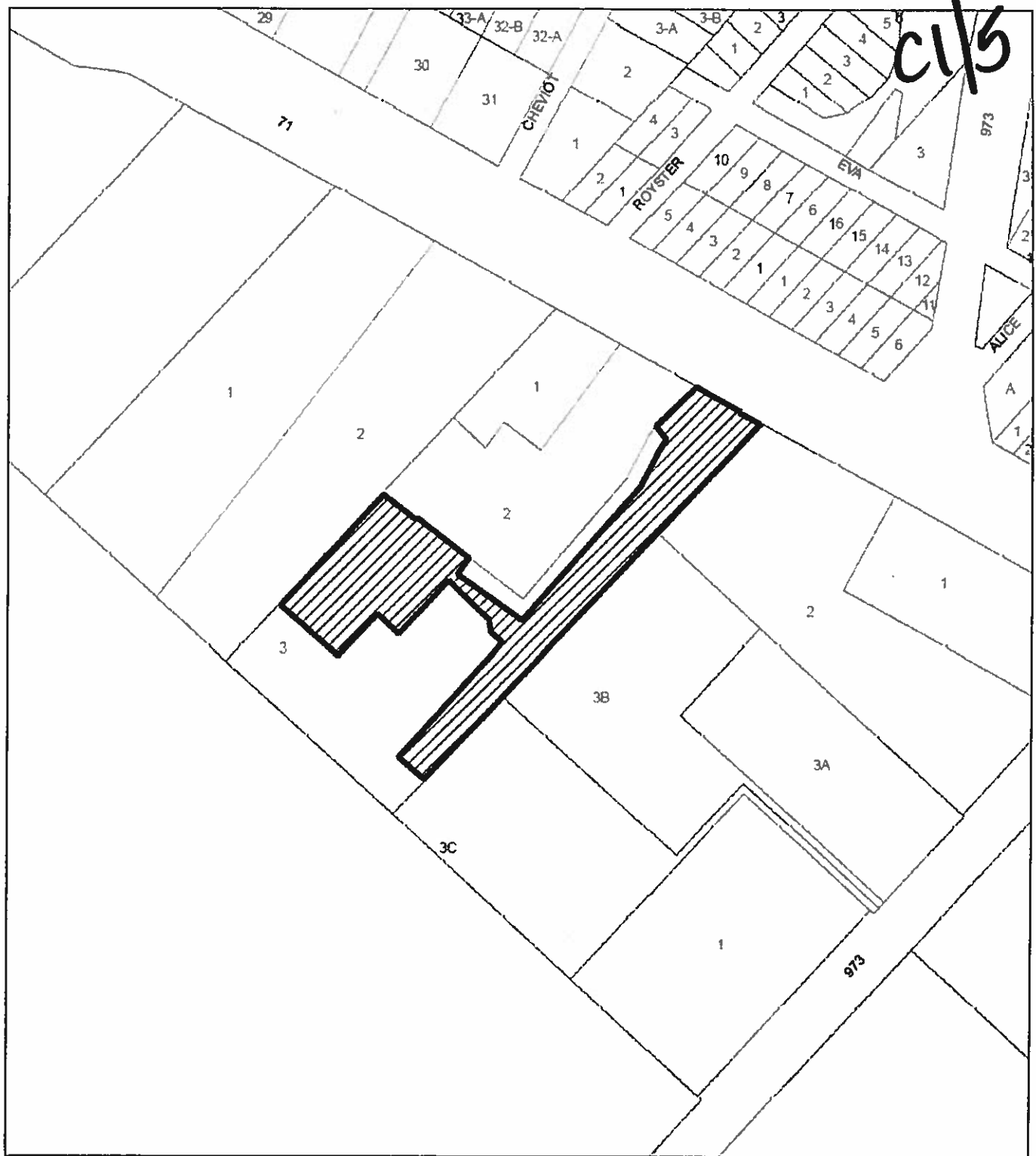
1. **More adversely affect an adjoining site than would a permitted use;** Staff response: The site plan will conform with all regulations and standards established by the Land Development Code. This proposed site plan does not more adversely affect an adjoining site than would a regularly permitted use in a P zoning district. The addition of this transitional housing building will not increase any adverse affects.
2. **adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: Development of this site will not adversely affect the safety or convenience of vehicular or pedestrian circulation. A neighborhood traffic study (included) was done in 2002 for the

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built-out development of this site, and the assumptions and assertion contained in that report are consistent with current proposals and conditions.

3. **adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: The proposed project does not affect adjacent properties or traffic control through its location, lighting or type of signs. Lighting will be shielded. No commercial signs are anticipated.

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Subject Tract



Base Map

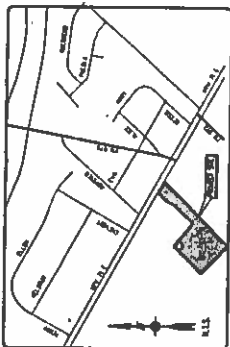
CASE#: SPC-2012-0326C
ADDRESS: 3160 E. SH 71 EB



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

SITE LOCATION MAP



BENCHMARK INFORMATION

800 HALL IN POWER POOL LOCATED IN THE NORTH EAST CORNER OF THE PROPERTY
ELEV. = 468.06'

LEGAL DESCRIPTION

LOT 3, MORGAN SUBDIVISION, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP OF RECORDS IN PLAT BOOK 84, PAGE 1918-1919, IN THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS

RELATED CASES

ZONING: C1-16-0222
SUBMITTER: CDE-94-101
SITE NAME: MORGAN
ESTIMATED COMPLETION: DEC. 2007/06/18
PERMITS: ZONING, CENTRAL SOUTH (C21)

PLAN SUBMITTALS

1. SITE PLAN
2. LANDSCAPE ARCHITECTURE PLAN
3. CIVIL ENGINEERING PLAN
4. ELECTRICAL ENGINEERING PLAN
5. MECHANICAL ENGINEERING PLAN
6. PLUMBING ENGINEERING PLAN
7. STRUCTURAL ENGINEERING PLAN
8. GEOTECHNICAL ENGINEERING PLAN
9. ENVIRONMENTAL ENGINEERING PLAN
10. TRAFFIC ENGINEERING PLAN
11. HISTORIC PRESERVATION PLAN
12. OTHER SPECIALTY ENGINEERING PLAN
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PHASED SITE DEVELOPMENT PLANS SUBMITTED FOR AUSTIN TRANSITION CENTER 3160 E SH71 AUSTIN, TEXAS 78617

OWNER
AUSTIN TRANSITION CENTER
3160 E SH71
AUSTIN, TEXAS 78617

PROJECT MANAGER
BOYER & ASSOCIATES
DEVELOPMENT and ENGINEERING SERVICES, LP
1717 N. IH-35, SUITE 308
ROUND ROCK, TEXAS 78680
(512) 334-6600
KENNETH BOYER, P.E.

LANDSCAPE ARCHITECT
STUDIO 16:19
1717 N. IH-35, SUITE 308
ROUND ROCK, TX 78680
(512) 334-6600
BRENT BAKER, ASLA, CLARB

ENGINEER
HAGOOD ENGINEERING ASSOCIATES
ONE CHISHOLM TRAIL
SUITE 5200
ROUND ROCK, TEXAS 78681
(512) 244-1546
TERRY R. HAGOOD, P.E.

ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN ACCEPTING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ACCURACY OF THE WORK OF THE DESIGN ENGINEER.
STATE OF TEXAS
COUNTY OF TRAVIS
I, Terry R. Hagood, do hereby certify that the site improvements shown on these plans are in accordance with the Land Development Code adopted by the City of Austin, Texas.



THIS SITE DEVELOPMENT PLAN HAS BEEN REVIEWED AND APPROVED BY THE CITY OF AUSTIN. ALL CONSTRUCTION ON THE SUBJECT SITE MUST BE CONSTRUCTED CONSIDERED WITH THESE PLANS.
REVIEWED BY:

Planning & Development Review Department	Date
Site Plan/Development Permit Number	
Austin Water Utility	Date
City of Austin Industrial Branch	Date
City of Austin Fire Department	Date
Travis Department of Transportation	Date

SHEET INDEX

SHEET	DESCRIPTION
13	WATER QUALITY POND DETAILS
14	LEFT SIDEWALK PLAN
15	OVERALL UTILITY SITE PLAN
16	ENLARGED UTILITY SITE PLAN
17	EXISTING CONSTRUCTION DETAILS
18	UTILITY DETAILS
19	FREE SURVEY
20	LANDSCAPE PLANTING PLAN
21	LANDSCAPE NOTES & DETAILS
22	OVERALL PROPOSED DRAINAGE MAP
23	LANDSCAPE IRRIGATION NOTES & DETAILS

SHEET INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	LAND-USE STUDY SEE PLAN
3	COMPLETIST SITE PLAN
4	C10 EXISTING CONSTRUCTION NOTES
5	C20 EXISTING/PROPOSED CONSTRUCTION & EXISTING SITE PLAN
6	C30 EXISTING CONSTRUCTION SITE PLAN
7	C40 EXISTING CONSTRUCTION SITE PLAN
8	C50 EXISTING CONSTRUCTION SITE PLAN
9	C60 EXISTING CONSTRUCTION SITE PLAN
10	C70 EXISTING CONSTRUCTION SITE PLAN
11	C80 EXISTING CONSTRUCTION SITE PLAN
12	C90 EXISTING CONSTRUCTION SITE PLAN

No.	Description	Revision (R)	Sheet No.	Total Sheets	City of Austin Approval/Date	Date
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City of Austin Seal No. 2000
Terry R. Hagood
Professional Engineer
No. 144115
Exp. 12/31/2009

SPC-2012-03286C

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NO.	REVISIONS	DATE
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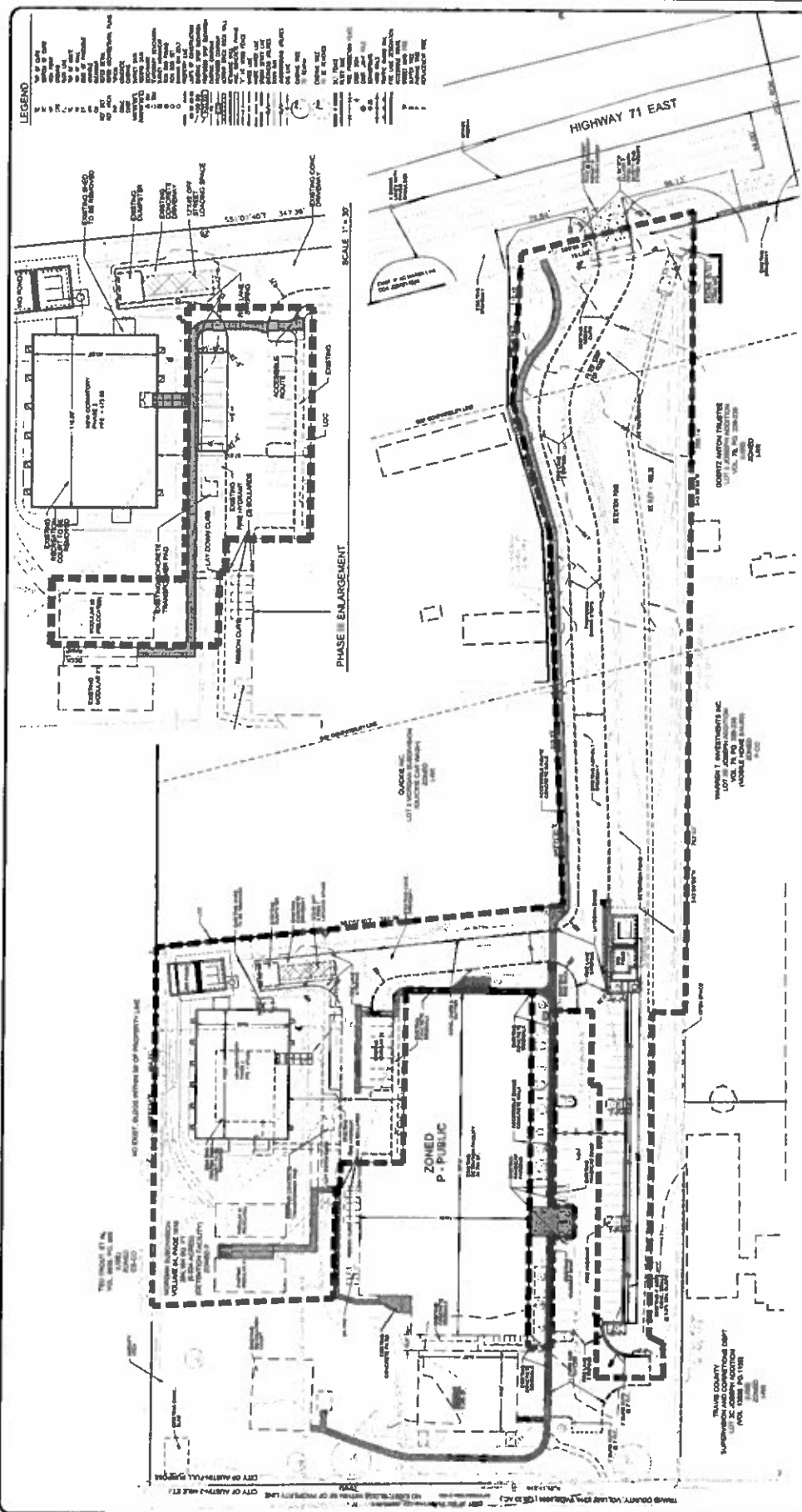
Rover & Associates
 1100 E. HIGHWAY 71
 AUSTIN, TEXAS 78701
 TEL: 512.476.1100
 FAX: 512.476.1101
 WWW: WWW.ROVER-ASSOCIATES.COM



CONSTRUCTION NOTES
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES.
 2. ALL UTILITIES SHALL BE DEPTH MARKED PRIOR TO CONSTRUCTION.
 3. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
 4. ALL MATERIALS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.
 5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

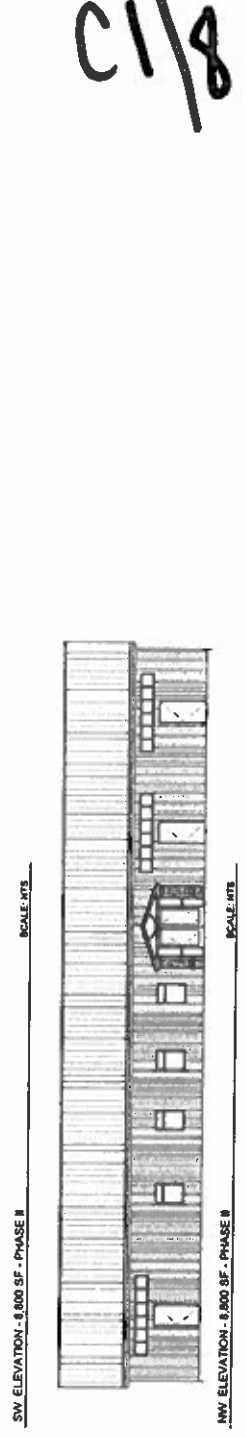
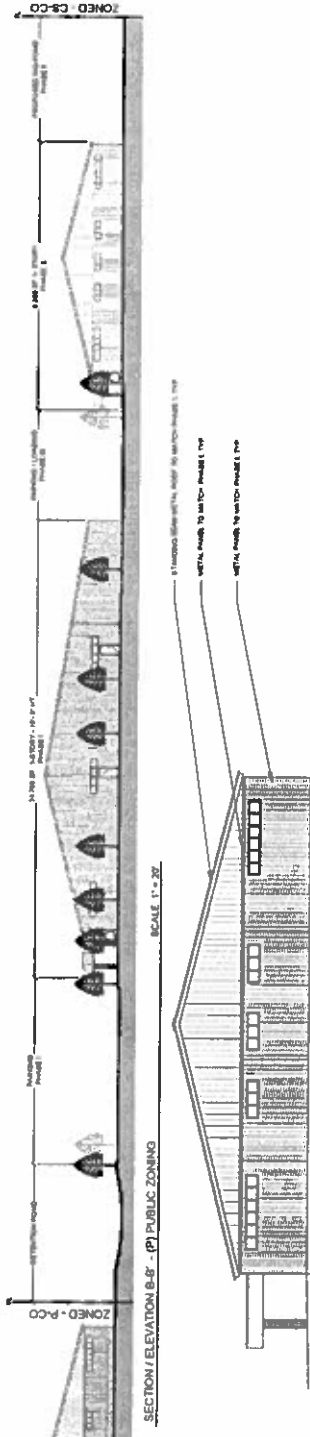
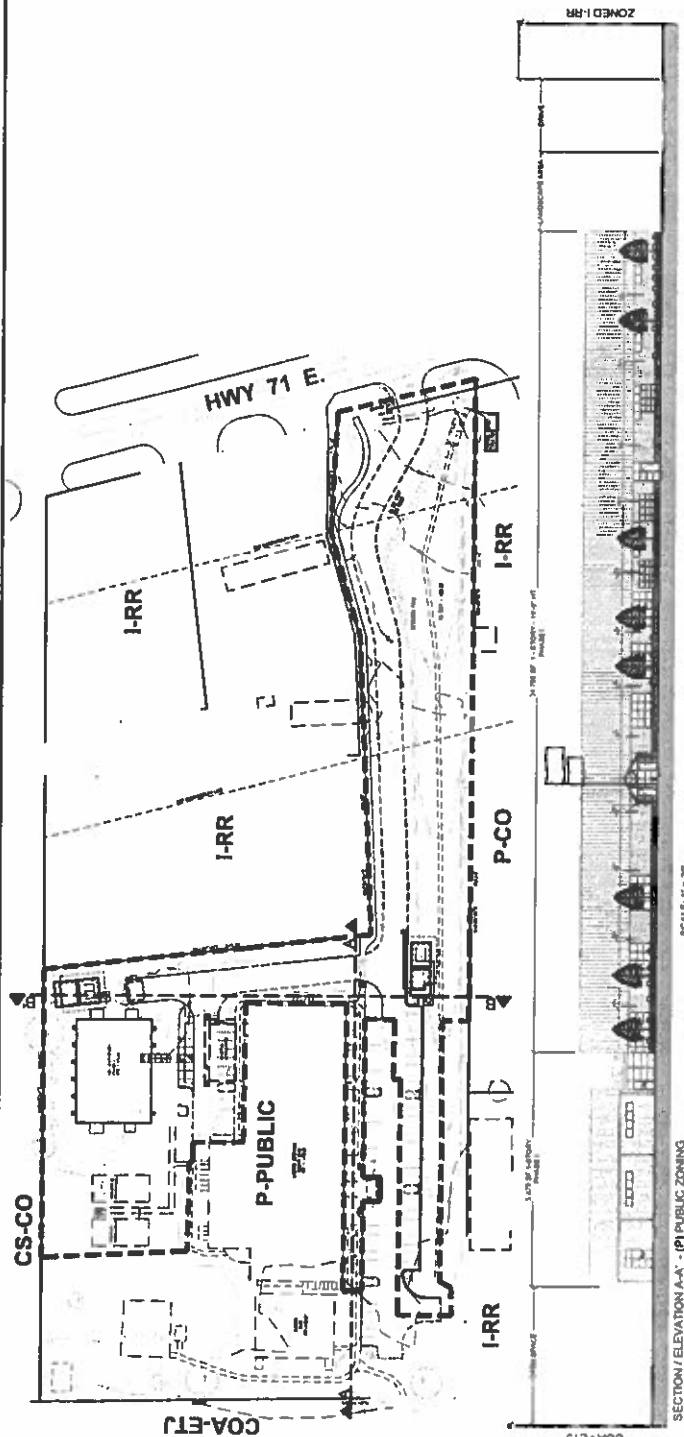
LAND-USE SUMMARY SITE PLAN
 3100 E. HIGHWAY 71
 AUSTIN, TEXAS 78701
AUSTIN TRANSITIONAL CENTER

PROJECT NO. 11000
DATE 11/11/11
SHEET NO. 2 OF 23



LEGEND

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CITY OF AUSTIN – PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
SITE PLAN APPLICATION – MASTER COMMENT REPORT

CASE NUMBER: SPC-2012-0326C
REVISION #: 00
CASE MANAGER: Lynda Courtney
UPDATE: U2
PHONE #: 512-974-2810

PROJECT NAME: Austin Transition Center
LOCATION: 3160 E SH 71 EB

SUBMITTAL DATE: March 14, 2013
REPORT DUE DATE: March 22, 2013
FINAL REPORT DATE: March 22, 2013



C1/a

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent site plan submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated site plan submittal.

The site plan will be approved when all requirements from each review discipline have been addressed. However, until this happens, your site plan is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Planning and Development Review Department, P.O. Box 1088, Austin, Texas 78704.

UPDATE DEADLINE (LDC 25-5-113):

It is the responsibility of the applicant or his/her agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is May 9, 2013.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

EXTENSION OF UPDATE DEADLINE (LDC 25-1-88):

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

UPDATE SUBMITTALS:

A formal update submittal is required. You must make an appointment with the Intake Staff (974-2689) to submit the update. Please bring a copy of this report with you upon submittal to Intake.

Please submit 4 copies of the plans and 5 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name that are intended for specific reviewers. No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility.

REVIEWERS:

Fire for Site Plan: Yvonne Espinoza
Planner 1: Cindy Casillas
Environmental: James Dymkowski
Site Plan: Lynda Courtney
Transportation: Sangeeta Jain
Austin Water Utility: Neil Kepple

Drainage Construction Review - Jennifer Back, P.E. - 512-974-6361

DC 2. Please provide an electronic copy of the PondPack drainage models.

UPDATE 1

Please provide a CD containing the PondPack model. The CD is placed in the case file as reference material.

UPDATE 2

CD provided. Comment cleared.

C1/10

Environmental Review - Jim Dymkowski - 512-974-2707

Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings, but must receive formal updates in order to confirm positive plan set changes.

UPDATE 1: 1-28-13

UPDATE 2: 3-20-13

EV 9 Are there any areas with cut or fill greater than 4'? Additional comments may be generated.

UPDATE 1: An administrative variance is required for cut/fill in excess of four feet associated with the water quality and detention facilities. Please submit a request letter that identifies the scope of and justification for the variance. Please indicate the areas of cut or fill and highlight the limitations over four feet on the grading plan. Provide a note on the cover sheet stating that an administrative variance was granted per LDC 25-8-42(B) (5) of the LDC for cut/fill up to XX feet associated with the water quality and/or detention facilities. Please pay the \$330 variance fee at intake and notify this reviewer of payment in order to clear this comment. [LDC 25-8-341 and 342]. Comment still pending.

UPDATE 2: Please pay the variance fee through intake on the fourth floor and provide a copy of the receipt to clear this comment.

ESC and Tree Protection Requirements [LDC 25-7-61, 65, 25-8-181,182,183,184]

EV 15 – EV 17 **UPDATE 2: Comments cleared.**

EV 19 – EV 20 **UPDATE 2: Comments cleared.**

EV 22 Please revise the fiscal estimate for erosion/sedimentation controls and revegetation to be based on the current Appendix S-1 of the Environmental Criteria Manual. For sites with a limit of construction greater than one acre, the fiscal estimate must include a \$3000 per acre of LOC clean-up fee. The approved amount must be posted with the City prior to permit/site plan approval. [LDC 25-7-65, ECM 1.2.1, ECM Appendix S-1]

UPDATE 1: Comment still pending.

UPDATE 2: Fiscal estimate approved comment pending confirmation of fiscal posting.

EV 23 Payment of the landscape inspection fee is required prior to permit/site plan approval. Payment of the fee is made through Intake. [You may use the area that lies within LOC to

calculate the fee for this site.] Upon payment, please forward a copy of the receipt to the environmental reviewer. The fee for this site is \$675. *Fees were updated effective October 1, 2012*

UPDATE 1: Comment still pending.

UPDATE 2: Comment still pending.

Landscape and Tree Mitigation

EV 26 UPDATE 2: Comment cleared.

EV 30 UPDATE 2: Comment cleared.

C1/11

Fire For Site Plan Review - Yvonne Espinoza - 974-0185

1. Resolved
2. Resolved
3. Resolved
4. Resolved
5. AFD is awaiting the results of the fire flow test.

03/20/13, Update "2" – NOT APPROVED

Site Plan Review - Lynda Courtney - 512-974-2810

SP 1. This site plan is a conditional use because of it being in P-Public zoning, and having a limits of construction greater than 1 acre in size [LDC 25-2-624] After all substantive comments are addressed this site plan will be scheduled for public hearing at Zoning and Platting Commission for approval of the CUP.

U1,2.. Pending ZAP. Another notification fee will be required for scheduling the public hearing.

SP 2-12. Comment addressed.

SP 13. Site plans proposing development designed and intended to be constructed or occupied in phases shall clearly identify the phase lines. Provide documentation the phasing fee(s) has been paid.

U1,2. Pending. Fee needs to be paid prior to release of site plan.

.SP 14. -16. Comment addressed.

SP 17. FLASH DRIVE REQUIREMENT

All applications submitted for completeness check after 5/10/10 for Administrative Site Plan Revision, Consolidated Site Plan, Non-Consolidated Site Plan, CIP Streets and Drainage, Major Drainage/Regional Detention, and Subdivision Construction Plans will require the additional items listed in Exhibit VII of the application packet on a USB flash drive prior to release of permit. For more information, contact the Intake Staff.

U1. FYI

C1/12

SP 18. This site is located in the [Desired Development Zone./DWPZ]. Expiration for this site plan will be three years from the date of approval however; under Project Duration [25-1-535(C)(3)] the site plan can only be extended to a maximum of five[three] years from initial submittal date of 9-24-12.

U1. FYI.

Transportation Review - Sangeeta Jain - 512-974-2219
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TR5. *Comment cleared.*

TR7. *Comment cleared.*

TR8. *Comment cleared.*

TR10. *Comment cleared.*

TR13. *Comment cleared. No sidewalks are required per TXDOT.*

TR14. *Comment cleared.*

TR15. *Comment cleared.*

TR19. Include a table showing the proposed land uses, the floor area in square feet for each land use, the parking ratio, the number of parking spaces required, and the number of parking spaces provided by type (standard, compact, handicapped). LDC, 25-6-472, Appendix A.

Comment outstanding. Staff has provided you via email Special Parking Determination. Please add that parking table to the site plan sheet.

TR20. *Comment cleared.*

TR22. *Comment cleared.*

TR23. *Comment cleared.*

TR24. *Comment cleared.*

TR28. *Comment cleared.*

TR 29. ***Comment cleared.***

TR30. ***Comment cleared.***

TR31. ***Comment cleared.***

TR32. Additional comments may be provided when more complete information is obtained.

C1/13

Austin Water Utility Review - Neil Kepple - 512-972-0077

WW1. The review comments will be satisfied once Pipeline Engineering has approved the water and wastewater utility plan. For plan review status, contact George Resendez with Pipeline Engineering at 972-0252. Response comments and corrections, along with the original redlines, must be returned to the assigned Pipeline Engineering reviewer at the Waller Creek office, 625 E 10th St., 3rd floor.

October 17, 2012

Greg Guernsey, AICP, Director
Planning and Development Review Department
City of Austin
505 Barton Springs Road
Austin, Texas 78701



Re: Austin Transition Center – Site Development
Engineer's Summary Letter
HEA# 12-015-AR.CITY

Dear Mr. Guernsey:

The Austin Transition Center project is located at 3160 East SH 71. The property is located within the full purpose city limit of Austin and Travis County.

The Austin Transition Center site is located in the Colorado River watershed which is classified as suburban. No portion of the site is encroached by a 100 year flood plain as shown by the Federal Emergency Management Agency, Flood Insurance Rate Map for the City of Austin, Travis County, Community Panel Number 48453C0610G dated February 24, 2006.

This project is the addition of a 40,675 sf transitional housing building, additional parking, and water quality pond improvements. The site is currently developed with existing buildings, drives and parking. The existing site development was not permitted by the City of Austin.

This project is being submitted as a Consolidated, Commission Approved, Site Plan. The project will comply with the Chapter 25-8 Environment. Alternative Compliance for Landscaping is requested as allowed by Chapter 25-2-1001B.

The City of Austin Drainage Criteria Manual and Environmental Criteria Manual requires that onsite stormwater detention and water quality measures be provided for development of the site. The existing development provided detention but no water quality. This site development application provides a three part hydrologic and detention analysis for the site: existing or predeveloped conditions, developed (previous non permitted development) conditions, and proposed conditions. The stormwater detention pond will mitigate adverse stormwater impacts to downstream properties resulting from this project development. Detention is provided by this application for the 2, 10, 25, 100 year-24hr storm events such that the post-development flow release from the site will be less than or equal to the pre-development flow rate onsite for each design storm. The water quality ponds will reduce the Total Suspended Solids and other contaminants in the stormwater before stormwater leaves the site and is provided for the existing (previously non permitted) development and the proposed development.

I hope that you find this information adequate. Should you need anything further, please contact me at your earliest convenience at (512) 244-1546.

Sincerely,
Hagood Engineering Associates

Terry R. Hagood, P.E.





C1/15

October 17, 2012

Greg Guernsey, AICP, Director
Planning and Development Review Department
City of Austin
505 Barton Springs Road
Austin, Texas 78701

**Re: Austin Transition Center – Site Development
Alternative Equivalence Compliance to Sub Chapter E Requirements**

Dear Mr. Guernsey:

The Austin Transition Center project is located at 3160 East SH 71. The property is located within the full purpose city limit of Austin and Travis County.

This project is the addition of a 40,675 sf transitional housing building, additional parking, and water quality pond improvements. The site is currently developed with existing buildings, drives and parking. The existing site development was not permitted by the City of Austin.

This project is being submitted as a Consolidated, Commission Approved, Site Plan. The project based on its prior development history is deficient in area(s) and Per *Subchapter E: - Design Standards & Mixed Uses*, the attached plans are submitted for review and approval under an Alternative Equivalent Compliance Request.

The following section(s) standards currently identified cannot be met and we are requesting the following equivalency to this standard:

- Section 2.2 – Relationship of Buildings to Streets & Walkways
 - The site is a flag lot with 151' frontage along the principal street. The existing building has been placed towards the rear of the property and resides approximately 600' from the principal street and the clear zone. The flag portion of the lot is identified as open space on the site plan and proposed landscape area consisting of ornamental trees and shade trees as a transition for the user(s) from the principal street to the primary structure on site. The overall 5% required open space & amenity area for this project is 14,210. The project has provided 55,734 SF of Open Space and 28,286 SF of Amenity Area and therefore has exceeded the requirement by 69,810 SF.

I hope that you find this information adequate. Should you need anything further, please contact me at your earliest convenience at (512) 255-2300.

Respectfully submitted,

Boyer & Associates DES

Brent A. Baker, ASLA, CLARB
managing principal